



# The Corporation of the District of Central Saanich

## REGULAR COUNCIL REPORT

For the Regular Council meeting on Monday, May 27, 2024

Re: Bill 44 – Housing outside the Urban Containment Boundary – Follow Up

---

### **RECOMMENDATION(S):**

*That Staff be directed to amend Zoning Bylaw Amendment Bylaw No. 2172, 2024 (Bill 44 – Outside of the Urban Containment Boundary) to maintain single family dwelling use in the A-3, A-5 and A-7 zones and include a secondary suite as a permitted use in these zones, as well as only permitting a secondary suite, as opposed to an accessory dwelling unit, in the RE-5 zone.*

### **PURPOSE:**

The purpose of this report is to provide an update to the May 13, 2024 staff report and draft amendment bylaw (see Appendix A) regarding housing outside of the Urban Containment Boundary.

### **BACKGROUND:**

On May 13, 2024 Council passed the following motion:

*That notices be prepared to inform the public that First Reading of Zoning Bylaw Amendment Bylaw No. 2172, 2024 (Bill 44 – Outside of the Urban Containment Boundary) will be considered at the June 10th Regular Council Meeting.*

The May 13<sup>th</sup> Council meeting included a question from Council about the removal of Single Family Dwellings from the A-3 (Fairgrounds Agriculture) Zone, the A-5 (Historical Artifacts Agriculture) Zone and the A-7 (Model Aerodrome) Zone.

### **DISCUSSION:**

Staff have reviewed the three zones in question in light of Council's question and have amended the draft zoning bylaw amendment bylaw to maintain Single Family Dwellings as a permitted use in these zones. In addition, to address the Bill 44 requirements to allow more than one dwelling, staff recommend that a secondary suite be permitted as an accessory use within the three zones. This approach would reduce the risk of negative impact on the properties as well as allow the amendment bylaw to proceed to adoption within the provincially mandated timeframe.

Staff are also recommending that the proposed regulations with respect to the RE-5 zone be revised to restrict accessory dwelling use to a secondary suite only. This approach would meet Bill 44 implementation timelines without the risk of unforeseen negative impacts of allowing a detached accessory dwelling on lots within the RE-5 zone.

**PROCESS:**

As per Council’s motion passed on May 13<sup>th</sup>, staff would inform the public that Council will consider first reading of the amendment bylaw on June 10<sup>th</sup>. The draft amendment bylaw would be revised, if endorsed by Council as per this report, and be available for viewing by the public. At the June 10<sup>th</sup>, 2024 Council meeting, Council would consider first, second and third readings of the amendment bylaw.

**CONCLUSION:**

Based on further review by staff of the draft amendment bylaw, revisions to the amendment bylaw are recommended. The proposed revisions would reduce potential negative impacts or risk for properties within the zones in question while allowing the amendment bylaw to proceed to adoption within the provincially mandated timeframe.

Respectfully submitted by:	Ivo van der Kamp, A/Manager of Development Services
Concurrence by:	Troy Ziegler, A/Chief Administrative Officer

**ATTACHMENTS:**

Appendix A: May 13 2024 Staff Report